

Supporting Statement for Permitted Development at Bradley Fold Depot under Schedule 2, Part 12, Class A of the GPDO 2015

This statement supports the proposed Lawful Development Certificate development at Unit 34, Bradley Fold Depot, Bolton, BL2 6RS, a site currently used by the Local Highway Authority for the storage and management of highway maintenance materials. Bradley Fold Depot is a depot owned by Bury Council where the following services are based: Waste Management, Street Cleansing, Transport, Stores, Pest Control and Streetscene (Highways and Street Lighting).

The proposed works are intended to improve the existing material storage area at the depot, ensuring the continued and efficient delivery of statutory highway functions and operational duties of the Local Highway Authority. These include the maintenance, repair, and improvement of the local road network in accordance with the Highways Act 1980.

Under Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, permitted development rights are granted to Local Authorities for:

"The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of – (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers."

The proposed development falls within this provision, as it involves the installation and improvement of infrastructure directly related to the storage and management of materials used in the maintenance and repair of the public highway network. This land is maintained by the local authority and is integral to the execution of its statutory duties under the Highways Act 1980.

The proposed development at Bradley Fold Depot qualifies as permitted development because:

- The land is maintained and operated by the local highway authority.
- The works are ancillary and operational in nature, supporting the authority's statutory duties and operational functions.
- The development is necessary for the continued use of the site in connection with highway maintenance and material storage.
- The work is essential for the delivery of a statutory public service, namely the upkeep and safety of the local highway network.
- The proposed development includes the installation of temporary concrete blocks which will not exceed 4 metres in height (the height will be 2.4m). Therefore, the development complies with the height limit restrictions set out within Class A.2 of Schedule 2, Part 12 of GPDO 2015.
- The proposed storage bay area will not exceed 200 cubic metres in capacity.

As such, the development is considered permitted development as all parts of the proposal accord with the requirement of Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and therefore, does not require planning permission.

Previous objections received

The Local Highway Authority has taken on board previous objections received from local nearby residents who have raised concerns about the development.

The Local Highway Authority has sought to address these concerns by implementing the following actions:

1. The proposed location of the materials storage area has been moved a further 12 metres away from the boundary fence line of the depot.
2. The new concrete blocks will act as a sound buffer, reducing the noise residents could potentially hear during previous operations at this location.
3. The repair to the concrete slab involved some drainage and levelling works so that surface water no longer drains back to where the tree line was located on the boundary. This will ensure that surface water runoff is managed effectively and no longer occurs in the direction of the boundary.
4. The Council has agreed that no daily operational work will be undertaken prior to 08:00am.